

LOCAL PLANNING AGENCY
SEPTEMBER 11, 2002

1. ROLL CALL

The meeting was called to order at 7:15 p.m. Agency members present were Chair George Greb, Vice-Chair Mike Bender, Casey Lee, Mimi Turin and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planners Deborah Ross and Brad Swing and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: August 28, 2002

Ms. Turin made a motion, seconded by Vice-Chair Bender, to approve the minutes of August 28, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. PUBLIC HEARING

Land Use Plan Amendment

3.1 LA 02-8, The Big Orange Development, Ltd., 7911 Orange Drive (from Commercial to Regional Activity Center)

Barbara Hall and Alan Margolis, representing the petitioner, were present. Before reading the planning report, Mr. Swing advised that this was the first step of a long process and if approved, staff would be working with the developer to be sure that they met the requirements of the application and would provide a thorough analysis of the impact of the project. He stated that 195 notices were sent out to the neighboring public. Mr. Swing read the planning report (Planning and Zoning Division's recommendation: conditional approval subject to the recommendations as outlined in the report).

Ms. Turin disclosed that she had received a phone call from Ms. Hall today; however, she did not have the chance to return the call.

Vice-Chair Bender disclosed that he had spoken with Alex Heckler.

Mr. Waitkus disclosed that he had spoken with Neal Kalis earlier today about this project.

Ms. Lee disclosed that she had received a phone call message from Neal Kalis and that she had spoken with Councilmember Judy Paul.

Chair Greb disclosed that he had received a message that Ms. Hall had called him; however, he was not able to return the phone call.

Agency members asked numerous questions of staff in order to clarify issues and have a better understanding of the impact of the amendment. Ms. Ross indicated that at present, there was a limitation of the Code and that the Town did not have a zoning district that implemented the regional activity center. She stated that if this amendment were to move forward, the process would take until the year 2003 as both the Town's and County's Land Use Plans had to be amended. Ms. Ross estimated that the potential adoption date would be June 2003 or later.

Ms. Hall provided a presentation augmented with aerials. She maintained that the mixed use project was appropriate for the location and supported that conviction during the lengthy discussion which ensued. Ms. Hall explained that the mixed use would best serve as a transition to residential property located on the north and west and that it would be a far less intensive use than the current commercial designation.

Chair Greb asked if anyone wished to speak for or against this item.

Bill Snyder, 7931 SW 45 Street, indicated that he was not opposed to the project; however, he had issues with access roads specific to his property, traffic, drainage and utilities.

Gary Tortora, 8108 South Savannah Circle, asked for clarification on the density of the proposed dwelling units.

Renee Bouer, 4340 SW 82 Way, asked about rentals and believed that property value would decrease.

As there were no other speakers, the public hearing was closed.

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Discussions resumed with Agency members expressing concerns regarding road access points, the impact on public services and schools for a mixed use project as opposed to a commercial project, and how existing traffic and drainage problems would be addressed. Although the Agency understood that a conceptual site plan was not required at this point in the process, it was agreed that it would have been helpful. Ms. Hall clarified that a conceptual plan would be submitted at zoning and that many of the concerns would be addressed during the zoning process. She explained that she was hoping to meet a deadline and assured that in this lengthy process, the concerns of the Agency would be addressed in zoning and site plan.

Mr. Waitkus made a motion to approve. The motion died due to the lack of a second.

Ms. Turin indicated that she would be willing to make a motion for approval with conditions. Chair Greb explained that it would be preferable to make a motion with recommendations rather than conditions.

Ms. Turin made a motion, seconded by Mr. Waitkus, to approve with the recommendation that the petitioner adequately address traffic issues such as access – ingress and egress for the area; and storm water drainage issues. In a roll call vote, the vote was as follows: Chair Greb – no; Vice-Chair Bender – yes; Ms. Lee – no; Ms. Turin – yes; Mr. Waitkus – yes. **(Motion carried 3-2)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

Mr. Waitkus asked if anyone knew of a new access being planned to I-595. Mr. Swing responded that he was not aware of any such plans.

6 COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 8:30 p.m.

Date Approved: _____

Chair/Agency Member